

071.0

0002

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

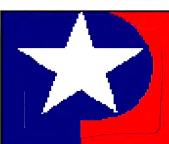
Total Card / Total Parcel

USE VALUE:

1,685,600 / 1,685,600

ASSESSED:

1,685,600 / 1,685,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
75		BEVERLY RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KANTOR MARK D	
Owner 2: ZHAO JIAN-LI	
Owner 3:	

Street 1: 75 BEVERLY RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: GREBERT EVELYN P-KIMBERLY -	
Owner 2: -	

Street 1: 75 BEVERLY RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .305 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Clapboard Exterior and 4163 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	
water	
Sewer	
Electri	
Topo	1
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type

LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	13300	Sq. Ft.	Site	0	70.	0.92	4			View	50		859,951					860,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13300.000	825,600		860,000	1,685,600		45374
							GIS Ref
							GIS Ref
							Insp Date
							10/22/18

PREVIOUS ASSESSMENT								Parcel ID	071.0-0002-0020.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	825,600	0	13,300.	860,000	1,685,600		Year end	12/23/2021
2021	101	FV	801,700	0	13,300.	860,000	1,661,700		Year End Roll	12/10/2020
2020	101	FV	801,700	0	13,300.	860,000	1,661,700		Year End Roll	12/18/2019
2019	101	FV	625,200	0	13,300.	860,000	1,485,200		1,485,200	Year End Roll
2018	101	FV	625,200	0	13,300.	737,100	1,362,300		1,362,300	Year End Roll
2017	101	FV	625,200	0	13,300.	688,000	1,313,200		1,313,200	Year End Roll
2016	101	FV	625,200	0	13,300.	589,700	1,214,900		1,214,900	Year End
2015	101	FV	601,500	0	13,300.	528,300	1,129,800		1,129,800	Year End Roll

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
GREBERT EVELYN	1376-100		10/30/2009	Change>Sale		835,000	No	No									
	960-84		4/1/1982				99	No	No	A							

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
5/30/2019	794	New Wind	20,404	C					10/22/2018	Meas/Inspect	BS	Barbara S				
1/31/2019	156	Solar Pa	38,000	C					4/1/2009	Meas/Inspect	189	PATRIOT				
3/26/2010	233	Addition	220,000	C					10/13/1999	Meas/Inspect	267	PATRIOT				
									7/26/1993		MF					

 Sign:  VERIFICATION OF VISIT NOT DATA

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

# MOBILE HOME

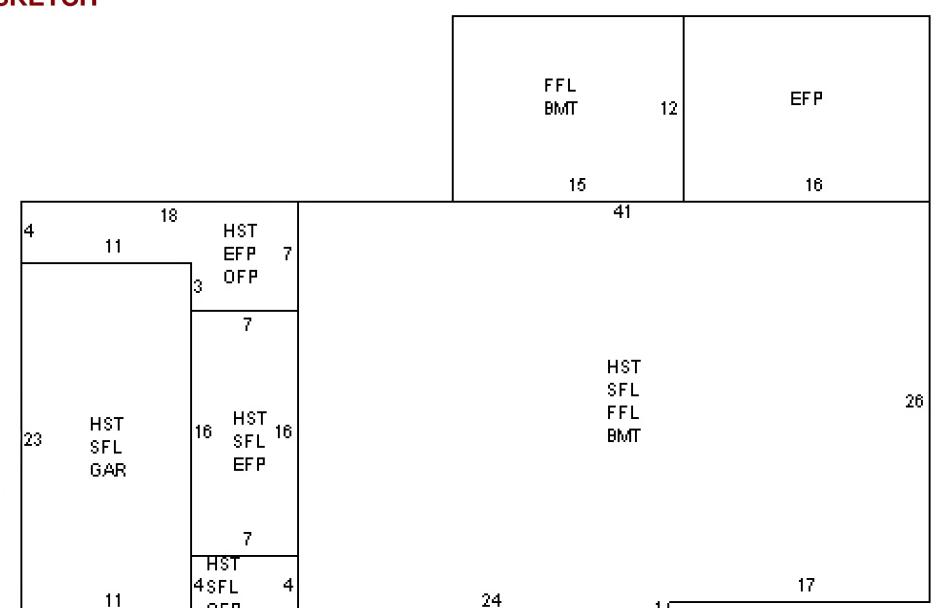
Make:

Model:

Serial #

Year: \_\_\_\_\_ Color: \_\_\_\_\_

## SPEC FEATURES/YARD ITEMS



SUB ARFA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
SFL	Second Floor	1,483	123.040	182,463	BMT	100	FLA	80	A	
BMT	Basement	1,270	59.060	75,003	HST	100	UNF	50	A	
FFL	First Floor	1,270	123.040	156,256						
HST	Half Story	788	98.430	77,562						
EFP	Enclos Porch	397	34.080	13,529						
GAR	Garage	253	24.880	6,294						
OPP	Open Porch	121	30.130	3,646						
Net Sketched Area:			5,582	Total:	514,753					
Size Ad	3541	Gross Area	6370	FinArea	4163					

SUB AREA DETAIL

*AssessPro* Patriot Properties, Inc.

